



Ribble Valley Borough Council
Development Control
Council Offices Church Walk
Clitheroe
Lancashire
BB7 2RA

Our ref: NO/2012/103478/02-L01
Your ref: 3/2012/0179
Date: 21 September 2012

Dear Sir/Madam

**OUTLINE APPLICATION FOR A RESIDENTIAL DEVELOPMENT FOR THE
ELDERLY, COMPRISING OF 38 BUNGALOWS AND 40 RETIREMENT
APARTMENTS
LAND AT ACCRINGTON ROAD, WHALLEY, CLITHEROE**

Thank you for re-consulting us on the above application following the submission of further information.

We have reviewed the following details in relation to our objection to the proposed development dated 5 April 2012:

- Flood Compensation Scheme (letter report by Herrington Consulting dated 24 August 2012; reference SMB/557/2383) to supplement the FRA by PSA Design
- Revised application forms
- Revised location plan (dwg. no. 1637 LOC C)
- Revised illustrative site layout (dwg. no. 1637-40 H)
- Amended Planning Statement (September 2012; Janet Dixon Town Planners Ltd)

Based on the information as submitted, we withdraw our objection to the proposed development subject to the inclusion of conditions which meet the following requirements:-

Flood Risk

The proposed flood compensation scheme will ensure that the proposed development will not be at an unacceptable risk of fluvial flooding or exacerbate fluvial flood risk elsewhere provided that the Flood Compensation Scheme dated 24 August 2012 submitted with this application is implemented and the recommended measures outlined within it are secured by way of planning conditions on any planning permission.

CONDITION The flood compensation scheme outlined in the report dated 24 August 2012 and referenced SMB/557/2383 by Herrington Consulting shall be constructed and completed in full to the satisfaction of the local planning authority prior to the commencement of any other development on site

REASON To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided and that there is no net loss of flood storage as a result of the development

CONDITION All ground floor levels shall be set at 46.60 metres above Ordnance Datum (AOD).

REASON To reduce the danger to intended occupants of the building(s) from potential flooding

CONDITION No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year return period critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall also include details of how the scheme shall be maintained and managed after completion and the location of the proposed storage tanks or pipes which must not be located within the floodplain.

REASON To prevent the increased risk of flooding, both on and off site

It is noted that this is an Outline application with all matters reserved apart from access. While the proposed site layout is illustrative, any subsequent Reserved Matters application for appearance, landscaping, layout and scale should be in accordance with the agreed flood storage measures outlined in the report by Herrington Consulting.

It is essential that the flood storage area is not developed and remains free from obstructions. To this effect, we would also recommend permitted development rights are removed as part of any subsequent approval.

CONDITION Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any order revoking and re-enacting that Order with or without modification, no structure shall be erected within the flood storage area as delineated within the letter report by Herrington Consulting dated 24 August 2012; reference SMB/557/2383 and the revised illustrative site layout (dwg. no. 1637-40 H)

REASON To prevent the erection or construction of any features which may detrimentally affect or reduce the flood storage capacity of the site

Under the terms of the Water Resources Act 1991, and the Land Drainage Byelaws, prior written Consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of the River Calder, designated a 'main river'.

The Environment Agency has a right of entry to the River Calder by virtue of Section 172 of the Water Resources Act 1991, and a right to carry out maintenance and improvement works by virtue of Section 165 of the same Act. The developer must contact James Jackson at 01772 714134 to discuss our access requirements or

apply for Consent.

Foul Drainage

We previously objected to the use of a non-mains drainage system as part of the development. Paragraph 3.1 of the Amended Planning Statement dated September 2012 states that a flow and load assessment has been completed and submitted to United Utilities and that they have confirmed that the proposal is acceptable. On this basis, the development would not require the use of a non-mains drainage system thereby addressing our concerns. However, as the application for still refers to the use of a private system of foul drainage we would request that any subsequent approval is conditioned as follow:

CONDITION No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

REASON To ensure a satisfactory means of drainage

Aquatic Habitat

We have reviewed the ecological assessment by Envirotech dated August 2012 and we concur with the recommendations outlined on page 5 of the report.

The illustrative layout plan also features a possible wildlife pond. While we would support the creation of a wildlife pond in principle, further details would be required in relation to the proposed location, landscaping and management.

CONDITION No development shall take place until the proposed wildlife pond as shown on the revised illustrative site layout (dwg. no. 1637-40 H) is constructed in accordance with a scheme to be submitted to and approved in writing by the local planning authority.

REASON To ensue the proposed development contributes to improving the biodiversity value of the site

A copy of this letter has been sent to the applicant/agent.

Yours faithfully

Philip Carter
Planning Officer - Sustainable Places

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cc Janet Dixon Town Planners Ltd